



VINCENT JAMES
ESTATE AGENTS

7 UPLANDS, CUDDINGTON, NORTHWICH, CW8 2XL

£370,000



VINCENT JAMES ESTATE AGENTS are pleased to bring to the market this DETACHED BUNGALOW located on the sought-after DELAMERE PARK. The accommodation includes: Entrance Hallway, Shower Room, Lounge, Conservatory, Kitchen, Utility Room, Dining Room, THREE BEDROOMS and En-Suite. Externally there are gardens to the front and rear elevation, a driveway providing OFF ROAD PARKING and a GARAGE. ***NO CHAIN***

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Hallway



Accessed via front entrance door. Access to Lounge, Kitchen, Dining Room and Shower Room. Radiator.

Lounge

14'3 x 11'9



Double glazed doors to conservatory. Feature fireplace. Radiator.

Conservatory



Half height brick walling. Double glazing surrounding. Tiled flooring. Radiator. French doors allowing for access to the rear garden.

Kitchen

9'4 x 8'4



Fitted with a range of wall, drawer and base units with worksurfaces above. Double glazed window to the rear. Space for a Dishwasher. Part tiled walls. Loft access. Inset oven with four ring hob and extractor above. Inset sink with mixer tap and drainer. Providing access to the Utility Room.

Utility Room



Double glazed window to the side elevation. Access door to the rear. Space for Fridge Freezer and Washing Machine. Radiator. Wall Mounted Boiler.

Shower Room



Fully tiled walls and floor. Inset Shower cove. Low Level WC, Hand Wash Basin, Heated towel rail. Double glazed frosted window to the front elevation.

Dining Room

14'6 x 9'7



Double glazed french doors to the side elevation. Wooden beams overhead. Radiator. Access to rear hallway.

Rear Hallway

Loft access. Radiator. Storage cupboards. Access to all bedrooms.

Master Bedroom

11'6 x 7'1



Double glazed window to the front elevation. Built in wardrobes. Radiator. Access to en-suite.

En-Suite



Fully tiled walls. Heated towel rail. Panelled bathtub with overhead shower. Low level WC. Hand wash basin. Inset spotlights. Double glazed frosted window to the side elevation. Vanity unit.

Bedroom Two

11'2 x 8'6



Double glazed window to the front and side elevation. Radiator.

Bedroom Three

8'1 x 8'4



Double glazed window to the side elevation. Radiator.

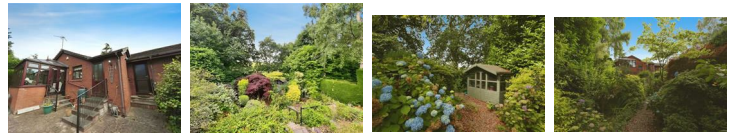
Garage

Power, light and access door to rear. Double glazed frosted window to the side elevation.

Externally - Front

Shared driveway leading to the paved courtyard. Wrap around plot leading to the rear elevation. Low maintenance mature shrubbery surrounding.

Externally - Rear



Levelled, private garden surrounded by mature shrubbery. Paved stairs to the lower garden. Planting beds. Paved patio areas. Storage shed. Access to the Garage and Conservatory.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

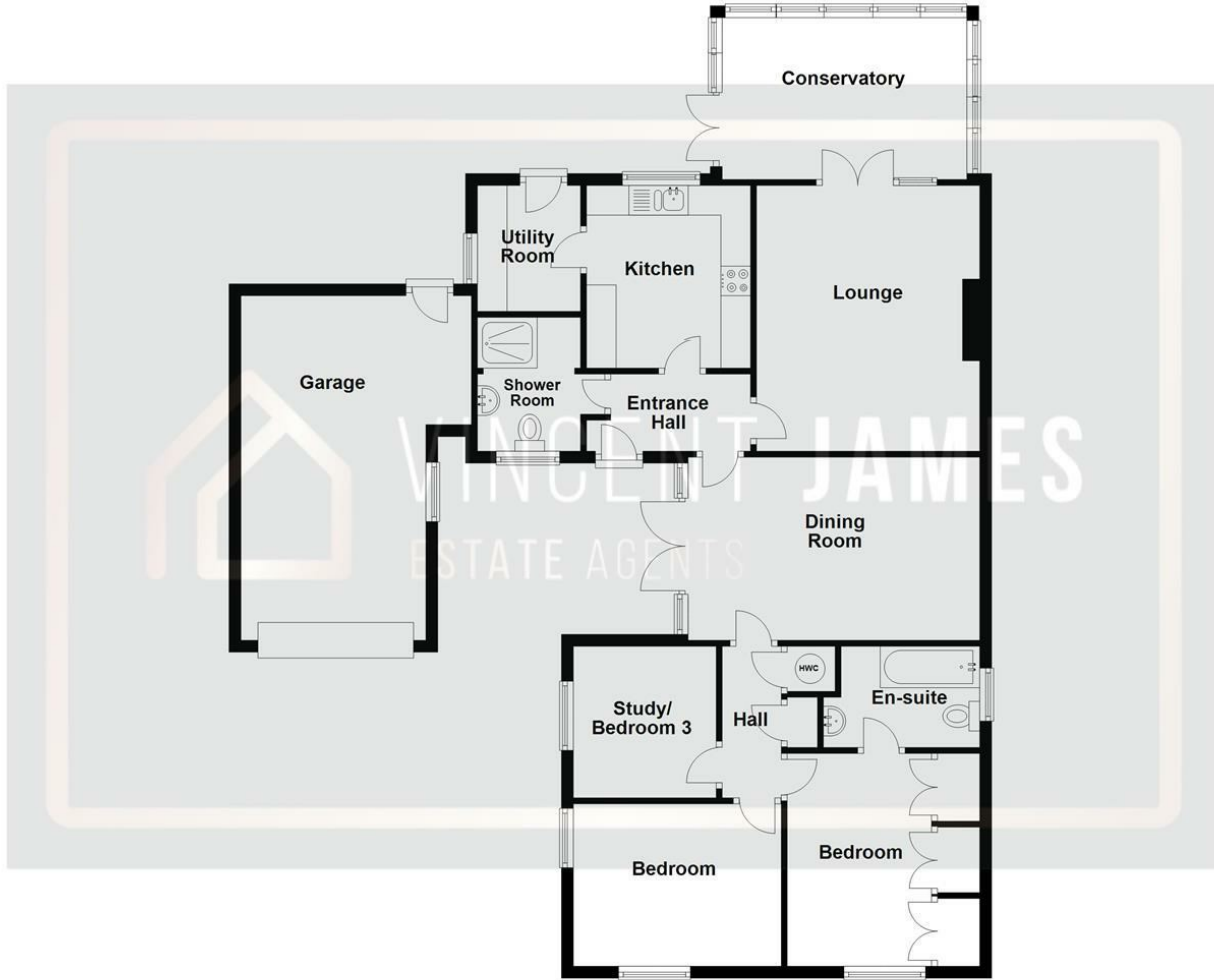
Service Charge: TBC

Service Charge Review Period: TBC

Council Tax Band: E

Ground Floor

Approx. 122.4 sq. metres (1317.9 sq. feet)



Total area: approx. 122.4 sq. metres (1317.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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